



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: HP01-11-017

DATE: December 12, 2001

APPROVED:

DATE:

BACKGROUND

CIM Group is proposing a rehabilitation project at the Twohy Building City Landmark (HL01-134). The Historic Landmarks Commission reviewed a proposal in October 2001 to allow for the rehabilitation and reuse of the structure for lofts and ground floor retail uses. An Historic Preservation permit is required at this time because the developer is proposing to remove and replace an existing storefront on the South First Street elevation.

ANALYSIS

An Historic Preservation permit is required for the removal of the existing iron gates over the South First Street lobby entrance and replacement of the 1985 era painted storefront doors at the lobby entrance (see attached photo of existing storefront). This storefront must be removed and replaced because of structural changes that will be made on the interior of the building. Please refer to the detail on Sheet GO.1 in the attached plan set.

The proposed new storefront complies with the *Secretary of the Interior's Standards* #9 which states:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The existing storefront is not original to the building and its removal will not affect the architectural integrity of the building. The proposed new storefront is compatible with the design of the Twohy Building.

In addition to replacing the storefront, the developer will replace glass panels on the front elevation because several of the windows were etched by vandals. The new panels will be replaced in kind.



RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission recommend the Director of Planning approve the project as proposed.

Courtney Damkroger
Historic Preservation Officer

Attachments

CC: Kelly Kline, RDA

PBCE002/Historic/1-9-02/HP01-11-017 SR

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